

Approved

***City of York Planning Commission
August 24, 2020
Minutes***

Members present:

Chairperson Wendy Duda
Arthur Lowry
Ron Parrish
Francine Mills
Matt Hickey
Betty Johnson

Members absent:

Amanda Berry

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Public Information Officer Fritz
City Manager Duncan
Brandon Pridemore
Amy Hagner
Dan D'Agostino
Gary & Debbie Shamp
Gary & Judy Reed
Kimberly McCall

Chairperson Wendy Duda called the meeting to order at 6:05 pm, and indicated that the meeting was being held with a portion of the members in-person and the remainder present virtually and verbally polled the individual Commission members to confirm attendance and stated the following:

1. Due to the COVID-19 pandemic, York City Council adopted an emergency ordinance allowing meetings to be conducted exclusively through the use of electronic, computer-based medium.
2. The City has chosen to conduct the meeting through the use of GoToMeeting while streaming on Facebook Live.
3. The willingness of everyone to adapt to this new environment and adjust to the new format is greatly appreciated.
4. Each Commission member must individually vote by voice on each Motion (yay or nay).
5. Any Commission member that wishes to abstain from a vote must state the reason for such abstention.
6. Each person should be identified before speaking.
7. For the Commission members present virtually, each person should mute microphone unless speaking.

The first item of business was approval of the draft Minutes from the August 4, 2020 meeting. Upon a Motion by Ron Parrish, seconded by Matt Hickey, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was a home occupation application for 755 Gants Road for a residential cleaning service. Upon a Motion by Betty Johnson, seconded by Arthur Lowry, the Commission unanimously tabled the application to the next available meeting due to the applicant not being present to discuss the application.

The third item of business was a home occupation application for 120 Settlemyer Place for custom print on demand apparel. The applicant indicated a desire to use an area in her home as an office for administrative work for the business. Upon a Motion by Matt Hickey, seconded by Ron Parrish, the Commission unanimously approved the application as submitted.

The fourth item of business was a zoning amendment application to conditionally allow a guest house in a R15 – Restricted Residential zoning district.

Planning Director Breakfield indicated the following regarding the application:

- A. We have received a zoning amendment application and supporting information to conditionally allow a guest house for any lot of at least 20 acres in size in the R15 – Restricted Residential zoning district. The zoning ordinance provides a definition for a guest house and that definition was included in the meeting packet.
- B. The Comprehensive Plan indicated that innovative land use practices that provide diversity of housing types should be encouraged. The submitted proposal seems to fit this objective by providing an additional housing option where appropriately-sized lots are available.
- C. As with any such request, the Planning Commission must review the request and then make a recommendation regarding the matter to York City Council. City Council will then review the application and Commission recommendation and ultimately make a final decision on the issue.
- D. Please be mindful of the maximum 75-day review period for this application and keep in mind that if the application is denied, it cannot be presented again until 12 months has passed.

After discussion and upon a Motion by Matt Hickey, seconded by Ron Parrish, the Commission unanimously recommended approval of the zoning amendment to City Council.

The fifth item of business was the application for a PUD zoning designation per a submitted conceptual site plan for the proposed Fergus Crossroads project off of Alexander Love Hwy near Cooperative Way intersection. If approved, the zoning designation would only apply if the property was annexed into the City of York.

Planning Director Breakfield indicated the following regarding the application:

- A. We have received a PUD rezoning /annexation application and conceptual site plan submittal for the Fergus Crossroads PUD project to be located on Alexander Love Hwy near Cooperative Way. The project would include single family dwellings and townhomes as well as commercial outparcels along Alexander Love Hwy per the submitted conceptual site plan.
- B. The City's zoning standards require that City staff provide a report regarding compliance with the 2019 Comprehensive Plan and other pertinent issues. As an overall note, be mindful that PUD zoning is designed to allow flexibility in form and higher housing densities. The report from City staff was included in the meeting packet.

- C. As with any such request, the Planning Commission must review the application and the report from City staff and then make a recommendation regarding the matter to York City Council. City Council will then review the application and the Commission recommendation and ultimately make a final decision on the issue.
- D. To summarize the provided staff report, the proposed project seems to comply with numerous major objectives of the Comprehensive Plan including aggressively annexing residential areas on the periphery of the City, providing variety of housing types with diverse façade looks and materials, encouraging high quality multifamily residential development, encouraging innovative land use practices to preserve open space and provide amenities as well as interconnected trail system and encouraging quality mixed commercial /residential areas per the future land use map.
- E. Please be aware that we have received concerns from the adjacent Pebble Creek Subdivision regarding the proposed project including potential cut-through traffic. The developer has attempted to lessen potential impact on adjacent existing neighborhoods by providing a bufferyard and a traffic-limiting device that limits the traffic flow to emergency vehicles only between adjacent neighborhoods.
- F. The International Fire Code requires at least two (2) remote entrance/exit points from the proposed project.
- G. Please be mindful of the maximum 75-day review period for this application and that if the application is denied, it cannot be presented again until 12 months has passed.

After much discussion, Betty Johnson made a Motion to table the application until a subsequent Planning Commission meeting. The Motion was seconded by Francine Mills. The Motion failed on a 3 to 3 vote. Voting in favor of the Motion was Francine Mills, Betty Johnson, and Arthur Lowry. Voting in opposition to the Motion was Wendy Duda, Matt Hickey, and Ron Parrish.

Subsequently, after further discussion and a Motion by Ron Parrish, seconded by Matt Hickey, the Commission voted to recommend approval of the PUD rezoning/annexation application. Each member voted in favor of the Motion with the exception of Betty Johnson who voted in opposition.

As the process moves forward, the Planning Commission requested that York City Council consider the concerns from the nearby communities regarding traffic, bufferyards, etc.

There being no further business, the meeting was adjourned at 6:47 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 8/24/2020
Seth Duncan, City Manager